142.0	0001	0001.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,313,200	/	1,313,200
USE VALUE:	1,313,200	/	1,313,200
ASSESSED:	1,313,200	/	1,313,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
59		SCITUATE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FILERMAN MARC
Owner 2:	FILERMAN-SHEN JUDY
Owner 3:	
Street 1:	59 SCITUATE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	NORTHSOUTH DEVELOPMENT -
Owner 2:	-
Street 1:	60 LOWELL ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .141 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2006, having primarily Vinyl Exterior and 3658 Square Feet, with 1 Unit, 2 Baths, 2 3/4 Baths, 1 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6155.000	829,500		483,700	1,313,200
Total Card	0.141	829,500		483,700	1,313,200
Total Parcel	0.141	829,500		483,700	1,313,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 359.03 /Parcel: 359.03

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 263900

GIS Ref

GIS Ref

Insp Date 06/06/18

!15052!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 142.0-0001-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	829,500	0	6,155.	483,700	1,313,200		Year end	12/23/2021
2021	101	FV	805,900	0	6,155.	483,700	1,289,600		Year End Roll	12/10/2020
2020	101	FV	805,800	0	6,155.	483,700	1,289,500	1,289,500	Year End Roll	12/18/2019
2019	101	FV	621,200	0	6,155.	453,500	1,074,700	1,074,700	Year End Roll	1/3/2019
2018	101	FV	603,100	0	6,155.	374,900	978,000	978,000	Year End Roll	12/20/2017
2017	101	FV	603,100	0	6,155.	344,700	947,800	947,800	Year End Roll	1/3/2017
2016	101	FV	603,100	0	6,155.	314,400	917,500	917,500	Year End	1/4/2016
2015	101	FV	590,800	0	6,155.	308,400	899,200	899,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	20:05:06

LAST REV

Date	Time
06/29/18	09:10:44
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15052

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NORTHSOUTH DEVE	47151-476		3/23/2006		918,573	No	No		
GIUNTA PIERRE A	43162-203		6/29/2004	Change>Sale	900,000	No	No		

USER DEFINED

Prior Id # 1:	91144
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/10/2005	35	New Buil	180,000	C		G7	GR FY07	

ACTIVITY INFORMATION

Date	Result	By	Name
6/6/2018	Inspected	BS	Barbara S
5/8/2018	MEAS&NOTICE	BS	Barbara S
2/2/2009	Meas/Inspect	336	PATRIOT
8/24/2006	MLS	HC	Helen Chinal
4/7/2006	MLS	BR	B Rossignol
3/29/2006	Inspected	BR	B Rossignol
9/8/2005	Permit Visit	BR	B Rossignol
6/16/2005	Permit Visit	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6155		Sq. Ft.	Site		0	80.	0.98	9									483,719				G7	1.	483,700	

Total AC/HA:	0.14130	Total SF/SM:	6155	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	483,719	Spl Credit		Total:	483,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	2006	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G7	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	Yes
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Good
3/4 Bath:	1	Rating:	Very Good
A 3QBth	1	Rating:	Good
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	1.2	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1.2	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.00860655
Const Adj.:	1.00999999
Adj $ / SQ:	132.430
Other Features:	157464
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	839525
Depreciation:	10074
Depreciated Total:	829450

COMMENTS

subdivision 3 lots, 59&61Scituate & 218 Gray.
OF=2 SINKS IN FBATH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	5	Baths:	1	HB	1

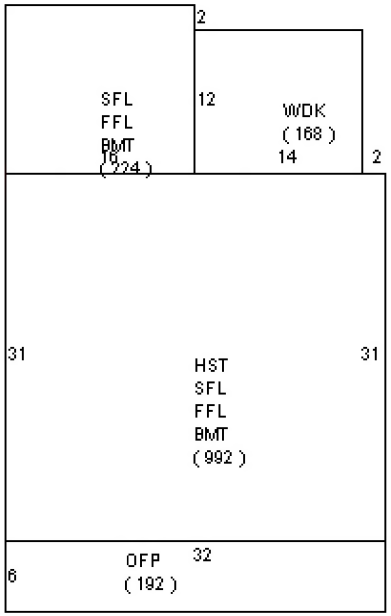
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	M
Totals			
1	9	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	176.13
Special Features:	0	Val/Su Net:	184.17
Final Total:	829500	Val/Su SzAd	283.30

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,216	65.060	79,108
FFL	First Floor	1,216	132.430	161,035
SFL	Second Floor	1,216	132.430	161,035
HST	Half Story	496	132.430	65,685
OFP	Open Porch	192	25.340	4,866
WDK	Deck	168	12.070	2,028

Net Sketched Area:	4,504	Total:	473,757
Size Ad	2928	Gross Area	5000	FinArea	3658
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	V	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

142.0-0001-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	